



BRIGHTLING COTTAGE

BRIGHTLING, ROBERTSBRIDGE - £725,000



**Brightling Cottage, Hollingrove Hill, Brightling,
Robertsbridge TN32 5FE**

**Enclosed Porch - Dining Room With Stone Fireplace -
Sitting Room With Wood Burning Stove - Inner Hallway -
Kitchen - Ground Floor Bathroom - Ground Floor
Bedroom With En-Suite Shower Room - First Floor
Landing - Two Further Bedrooms - Beautiful Garden
Extending To Approx. 0.4 Acres - Garage & Driveway**

A charming stone and brick detached three bedroom cottage built circa 1650 situated within the highly desirable village of Brightling and set in beautiful gardens extending to approximately 0.4 acres. Located in a rural country lane with views across surrounding fields and countryside with mainline stations at Robertsbridge (3.8 miles) and Etchingam (4.8 miles) providing services to Charing Cross. The accommodation features two reception rooms one with a wood burning stove, beamed ceilings in many rooms, a ground floor bedroom with en-suite shower room, further bathroom and two further bedrooms to the first floor. A large single garage is positioned to the front with driveway to the side.

ENCLOSED PORCH:

Wooden & glazed front door. Leaded light windows. Wood effect flooring. Vaulted beamed ceiling.

DINING ROOM:

Leaded light windows overlooking the garden. Understairs storage cupboard. Feature stone fireplace. Beamed ceiling. Radiators.

INNER HALLWAY:

Window. Tiled floor. Inset spotlights. Radiator. Wooden door to the garden.

SITTING ROOM:

Secondary glazed leaded light windows. Double glazed French doors out to decking with wooden balustrades and views across fields and countryside. Feature stone fireplace with wood burning stove. Radiators.

KITCHEN:

Windows. Range of matching cream fronted wall and base cupboards. Wood block worktops with inset butler sink. Space for range-style cooker. Space for washing machine and upright fridge/freezer. Integrated wine cooler. Built-in pantry. Beamed ceiling. Part-tiled walls. Tiled floor. Radiator. Door to outside.



GROUND FLOOR BEDROOM:

Dual aspect featuring full height double glazed windows enjoying a stunning outlook across the garden and woodland beyond. Built-in cupboard. Inset spotlights. Radiators.

MODERN EN-SUITE SHOWER ROOM:

Shower cubicle with thermostatic shower featuring a hand-held shower and drencher head. WC. Wash basin with tiled splashback. Chrome heated towel rail. Inset spotlights. Extractor fan.

GROUND FLOOR BATHROOM:

Leaded light windows. White suite comprising panel enclosed bath with mixer taps and hand-held shower attachment. Vanity unit with inset wash basin and cupboards under. WC. Built-in linen cupboard. Part-tiled and part panelled walls. Radiator.

FIRST FLOOR LANDING:**DOUBLE BEDROOM:**

Dual aspect with double glazed windows overlooking the gardens and countryside beyond. Built-in wardrobes. Beamed ceilings. Radiators.

SINGLE BEDROOM:

Dual aspect with windows overlooking fields and countryside. Beamed ceiling and wall. Radiators.

OUTSIDE:

The gardens extend to approximately 0.4 acres with areas of lawn, a natural wildlife pond, mature trees, shrubs and flower beds with a stream at the end of the garden. Brick-set patio area. Timber storage shed. Oil tank. Detached timber garage with twin opening wooden doors, power and light plus personal door to the rear and parking to the side. Lower-level boiler room is located beneath the property and is accessed from the garden.

SITUATION:

The property is situated in the rural and picturesque village of Brightling known for its peaceful surroundings, historic landmarks, village church and countryside walks all being within easy reach of the market town Heathfield and it's amenities. Mainline stations at Robertsbridge (3.8 miles) and Etchingham (4.8 miles) provide services to Charing Cross.



VIEWING: By appointment with Wood & Pilcher 01435 862211

TENURE: Freehold

COUNCIL TAX: F

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker
Mobile Phone Coverage search Ofcom checker
Flood Risk - Check flooding history of a property England - www.gov.uk
Services - Mains Water, Electricity
Heating - Oil-fired
Private Drainage - Septic Tank

AGENTS NOTE:

A small piece of land through a wooden five-bar gate to the west of the property has been used by the current owner since she purchased the property in 2008 but is not within the ownership of the property.

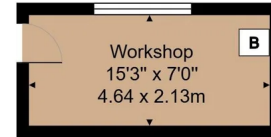
ANTI MONEY LAUNDERING REQUIREMENTS:

In accordance with HMRC current legal requirements, we are required to carry out AML (Anti Money Laundering) checks on all purchasers once any offer has been accepted. A non-refundable administration fee of £30 + VAT (£36) will apply for each prospective purchaser. Satisfactory AML results and evidence of funds and/or a mortgage AIP are required before any offer can be formally accepted and memorandum of sale issued.

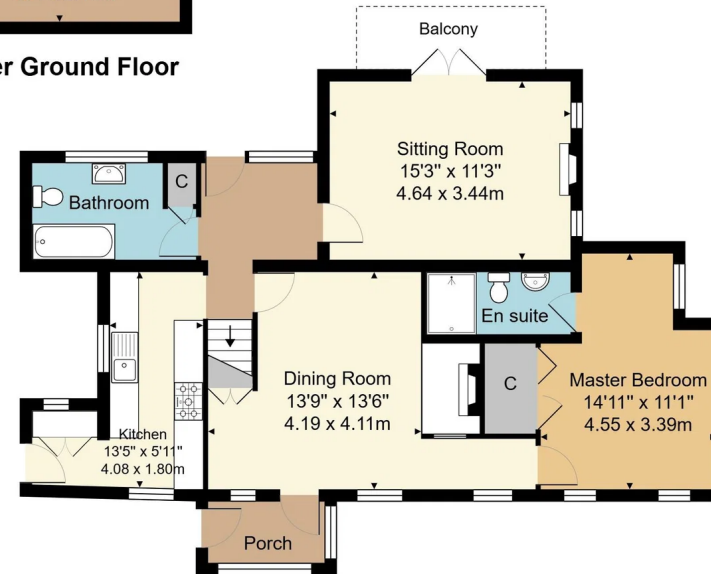
Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.



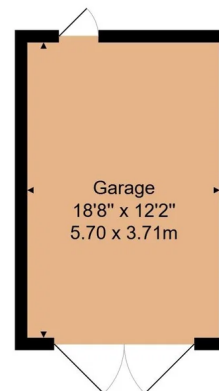
First Floor



Lower Ground Floor



Ground Floor



House Approx. Gross Internal Area 1321 sq. ft / 122.7 sq. m
Garage Approx. Internal Area 228 sq. ft / 21.2 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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